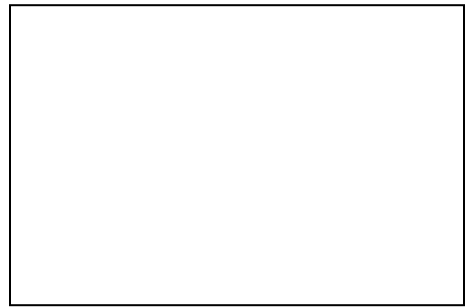


**MITIGATED NEGATIVE DECLARATION**



<b>Project Title:</b>	Johnson Hal W Jr & Allison H
<b>File Number:</b>	PLN210061
<b>Owner:</b>	Johnson Hal W Jr & Allison H
<b>Project Location:</b>	226 Highway 1, Carmel
<b>Primary APN:</b>	241-182-003-000
<b>Project Planner:</b>	Philip Angelo
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	<p>Combined Development Permit consisting of:</p> <ol style="list-style-type: none"> <li>1) Coastal Administrative Permit and Design Approval to allow construction of:           <ol style="list-style-type: none"> <li>a. A 4,921 square foot single family residence, inclusive 803 square feet of non-habitable space for an attached garage and a mechanical room, and</li> <li>b. Associated site improvements including:               <ol style="list-style-type: none"> <li>i. grading with 2,305 cubic yards of cut and 355 cubic yards of fill,</li> <li>ii. an auto-court, interior courtyard, and patio area with a hot tub,</li> <li>iii. an emergency fire access stairway,</li> <li>iv. a foundation system consisting of micropiles, soil nails, and two retaining walls parallel to Highway 1, and</li> <li>v. utility improvements including a septic tank, centralized water quality treatment for Highway 1 Water Distribution System #12, and an approximately 400 lineal foot sewer line; and</li> </ol> </li> </ol> </li> <li>2) Coastal Development Permit to allow development within 50 feet of a coastal bluff;</li> <li>3) Coastal Development Permit to allow removal of 6 trees, including 5 Monterey cypress (four of which are landmark trees) and 1 Monterey Pine;</li> <li>4) Coastal Development Permit to allow 6,758 square feet of development on slopes in excess of 30%;</li> <li>5) Coastal Development Permit to allow development within 750 feet of known archaeological resources;</li> <li>6) Variance to the required setbacks to reduce the front setback parallel to Highway 1 from 30 feet to 20; and</li> <li>7) Variance to the required setbacks specifically for an emergency access stairway to reduce the front setback parallel to Highway 1 from 30 feet to 2 feet and the front flag lot setback along the southern property line from 30 feet to 2 feet.</li> </ol>

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Monterey County Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	July 11, 2024
<b>Review Period Ends:</b>	August 12, 2024

**Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025**